



North Yarmouth Memorial School Redevelopment Frequently Asked Questions



Community and Recreation Center

What is the Board of Selectpersons (BOS) recommending?

The BOS has selected the AH Grover proposal to build a Community and Recreational Center by:

1. Rebuilding Wescustogo Hall;
2. Refurbishing the North Yarmouth Memorial School (NYMS) gym;
3. Reconstructing the baseball field, with irrigation, and outfield fencing;
4. Building a new multi-purpose athletic field with irrigation (soccer, lacrosse, events);
5. Constructing parking areas, sidewalks, landscaping, lighting for project;
6. Selectively demolishing unneeded portions of NYMS.

What is the process that led to the proposal?

The BOS, as required by law, is following the directives of the November 2015 referendum that:

- A. halted sewer planning;
- B. required the retention of the Town Hall at its current location;
- C. mandated the rebuilding of Wescustogo Hall;

D. and required the issuance of a Request for Proposal (RFP) for the reuse of NYMS.

The Town has started or fulfilled the requirements of the November vote. Of the two RFP responses submitted for reuse of NYMS, the AH Grover proposal was chosen for presentation to the Town during the June 14th election.

How much of the NYMS property will the Town retain? Will it “fit” with the North Yarmouth Veterans Memorial Park, Town Office property, and Village Green?

North Yarmouth shall retain approximately 10 acres of frontage along Route 9 at NYMS. The plan calls for retaining the tree line that shields the current septic field, landscaping in front of the new Wescustogo, and a Christmas Tree/Community area on the corner of Route 9 and Parsonage Road.

All the property from the new multi-purpose Athletic field along Route 9 to the North Yarmouth Fire Rescue Station and North along Route 115 past Village Green to Toddy Brook shall be retained by the Town or by North Yarmouth Veterans Memorial Park.

The Town shall continue to work with the North Yarmouth Veterans Memorial Park to ensure the existing strong working relationship is maintained. Nothing in the proposed plan affects North Yarmouth Veterans Memorial Park. The proposal also complies with the town’s 2004 Comprehensive Plan.

Why is Wescustogo included? What will it look like? What will be the purpose?

Rebuilding Wescustogo on the NYMS site was part of the proposal from AH Grover.

The Town has two Wescustogo committees in place. The first is the Wescustogo committee decreed by the 1997 agreement, and its purpose is to guide the town on the maintenance of the agreement. The second, the Wescustogo Building and Design Committee, is charged specifically with assisting the town in defining the design, uses, users, and functions of the rebuilt Wescustogo. This committee (whose members are Paul Hodgetts, Jennifer Smith, Clark Baston, Stephen Friedrich, Rod Duckworth, Steve Barr, Darla Hamlin, and chair Brian Sites) will report to the BOS on June 7th and work with the developer in matching the needs of the town to the project build out. The BOS, the developer, and the committees are committed to rebuilding Wescustogo in a manner that honors the 1997 agreement and revitalizes the facility for future generations. The insurance proceeds shall be used solely for rebuilding Wescustogo Hall.

It is anticipated that most of the former uses of Wescustogo will be retained (Scouts, craft shows, dances, low cost rental for small groups, etc.) and more will be added. The Town will have at its disposal a large meeting space for Town Meetings and elections. It is anticipated moveable walls/partitions will be used to increase the ability to hold multiple events concurrently. This prospective large and small meeting space will reduce the requirement for extensive

large and small meeting space will reduce the requirement for extensive renovations at Town Hall.

What about other town facilities and properties, specifically Town Hall and North Yarmouth Fire Rescue (NYFR) Rescue Station?

The Town Hall and Fire Rescue Station are not part of this proposal.

Town Hall is legally bound by the November vote to stay in its current location. The Town has started a Town Hall Needs Analysis Committee to help define what renovations or additions will be required for improved municipal purposes.

The Fire Station is operationally sufficient for current and anticipated needs according to the Fire Rescue Chief's 5-year plan. The eventual reclamation of the Historical Society's space at NYFR will be instrumental to NYFRD remaining in place. Needs beyond five years will be assessed for a possible renovated or relocated facility.

What will happen to the Sam Ristich trail?

The Sam Ristich Trail will remain. The Parks and Recreation committee will review the plan to see if the path behind NYMS will need slight re-routing to ensure privacy and the nature experience.

The entire trail is 2.5 miles long, with the preponderance of the interesting flora and fauna in the Town Forrest and old railroad bed, after the user crosses Oak Hill Rd. The "approach" portion of the trail starts behind the salt/gravel shed at Public Works, winds through a ravine, and follows the property line behind NYMS before veering to the northwest and Town Forest.

Approximately 500 feet of trail behind NYMS may need minor rerouting. This portion is through mature trees and would require minor work. The developer will assist with equipment if the town desires. More than 80 feet forest buffer will remain, this is before landscaping and tree planting which will add additional buffer space.

Will the Village Green and gazebo remain on Route 115?

Yes. There are no plans to change Village Green.

Will the North Yarmouth Historical Society be included in this plan?

No. The North Yarmouth Historical Society is a private organization that sets its goals and policies. Proposals by the North Yarmouth Historical Society will be considered separately from this plan.

Will Yarmouth Water District (YWD) be consulted?

Yes. The Board of Selectpersons has repeatedly expressed the desire for an open and constructive dialogue with YWD. Our elected trustee has been consulted as well as the Superintendent. Discussions between the Town, developer, and YWD are ongoing.

TIF are ongoing.

Under this proposal, how will sewage be handled?

Sewage from the Community and Recreational Center will be a municipal responsibility, and the leach field will be located under the new multi-purpose athletic field. Estimated maximum output will be well below outputs under MSAD 51.

How will the Town pay for the Community and Recreation Center?

The Town will use Wescustogo insurance proceeds to rebuild Wescustogo. The town will sell approximately 10 acres behind NYMS to AH Grover, Inc., as well as the gravel beneath (to provide a uniform grade and provide additional buffer space). After the insurance and property sale, the remainder of the project will be funded by a municipal bond of \$500,000. The Town is currently debt free.

PROJECT COST BREAKDOWN

\$ 1,738,354 Community and Recreational Center Project
(\$ 626,691) Insurance Proceeds
(\$ 643,750) Property and Gravel Sale
\$ 467,913 Project Cost
\$ 32,087 Contingency for unforeseen Town costs
\$ 500,000 for Municipal Bond

What would the project cost if the Town did not sell 10 acres of the property?

The total cost of the municipal portion of this project is \$1,738,354. If we retained all 20 acres, and applied the insurance funds from the Wescustogo Hall fire (\$626,691) the municipal bond would be for \$1,111,663.

Have other design and cost studies have been done for the NYMS site?

Yes, in January 2015 three options were presented by Stephen Blatt Architects for renovations and additions to the NYMS (includes Town Office) site ranging from \$2,670,000 to \$3,527,000.

Is Tax Increment Financing (TIF) part of this proposal?

No, TIF is not part of this proposal. Any discussion or implementation of a TIF would be brought to the voters after this project is approved. A TIF may bring the cost to taxpayers down over the course of the bond, but it is not necessary to keep this proposal from significantly impacting taxes.

Housing Development

What type of housing is it?

Housing is designed as an attractive age 55+ community, fundamentally targeting retired or working professionals who are looking for the convenience of one-floor living space. These homes are bungalow style, with two bedrooms, two baths living room kitchen laundry sunroom and a one-car garage

the patio, living room, kitchen, laundry, bathroom, and a one car garage.

How will sewage be handled for the housing development?

Sewage for the 32 houses and light commercial units will be handled by private septic fields with pre-treatment. Expected flows will be well below Maine Health and Human Services and Department of Environmental Protection guidelines.

Utilities and services will be the responsibility of private homeowners and the prospective Homeowners Association. (HOA)

What will the Homeowners Association manage?

The HOA will be responsible for development's streets, lighting, septic systems, water, and other utilities, as well as landscaping, maintenance, and snow removal.

When will the homes be constructed?

Houses will be built according to demand in two phases: Phase 1 - years 2016-19 fifteen homes; phase 2 - 2019-2024 remaining 17 homes.

What would be the tax revenue increase when the 32 lots are built?

Based on the current year's tax rate of 17.52 and the valuation of \$320,000 per home the total tax benefit would be \$179,405 total per year.

Further details are available here:

<http://www.northyarmouth.org/memorial-school-redevelopment>

More Community News From RFTH!

Look here for news of other events in our community

[MSAD 51](#)

[Skyline Farm](#)

[Casco Bay CAN](#)

[Cooperative Extension](#)

[Lyme Disease Support Group](#)

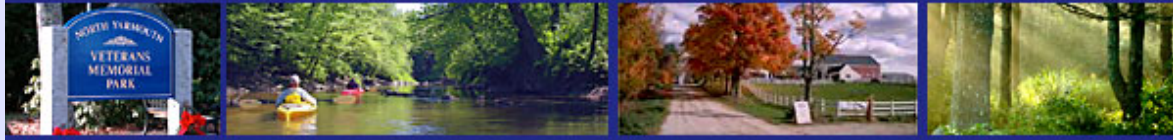
[MSAD 51 Ranger Connection](#)

[Prince Memorial Library](#)

[Royal River Conservation Trust](#)

[North Yarmouth Historical Society](#)

[Cumberland/North Yarmouth Recreation](#)



Town News & Information

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Dog Licenses



Hunting and Fishing Licenses



Vehicle & Trailer Registration Renewals



Burning Permits



Snowmobile Registration Renewals



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